

The Keith Neighbourhood; A PROFILE.

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PLANNING AND DEVELOPMENT DEPARTMENT
OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

JUNE 1979



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1. INTRODUCTION

THE KEITH NEIGHBOURHOOD, HAMILTON

- IS HOME FOR ABOUT 500 FAMILIES; INCLUDES SHOPS, SCHOOLS, PLAY AREAS AND CHURCH
- IS SURROUNDED BY INDUSTRY; HAS BUSINESSES SCATTERED WITHIN THE AREA
- HAS INDUSTRY/RESIDENCE INCOMPATIBILITY: TRAFFIC, POLLUTION, UNSIGHTLINESS
- HAS AFFORDABLE HOUSING CLOSE TO WORK
- HAS HOUSING TOO COSTLY FOR INDUSTRY OR MUNICIPALITY TO BUY
- WAS INTENDED FOR INDUSTRY SINCE 1950

THE KEITH NEIGHBOURHOOD PLAN

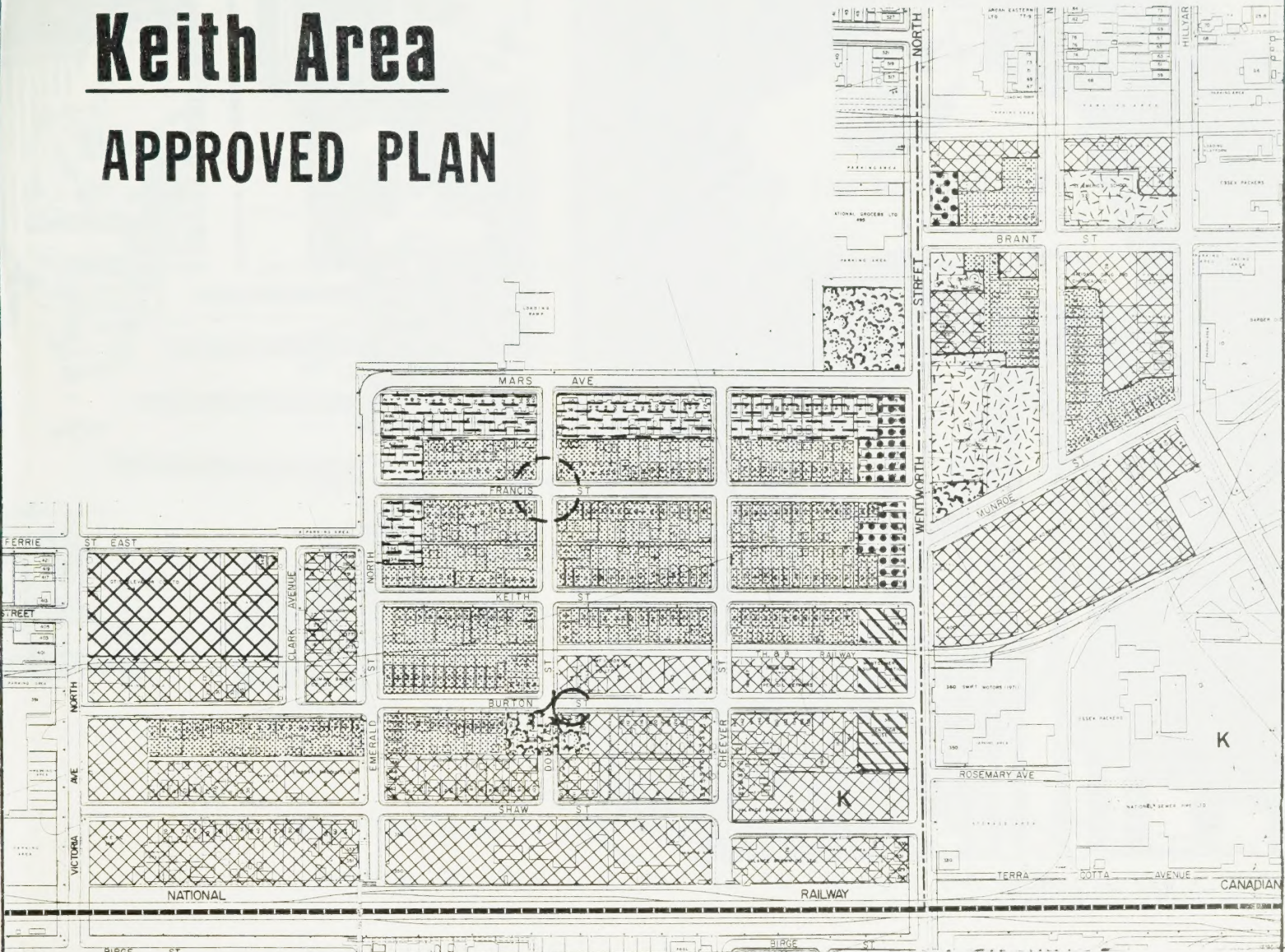
- A COMPREHENSIVE STUDY OF THE NORTH END CONCLUDED THAT ALTHOUGH THE AREA DID NOT OFFER IDEAL LIVING CONDITIONS, THE ONLY REALISTIC ALTERNATIVE WAS TO RETAIN A MIXED-USE NEIGHBOURHOOD¹
- THE OBJECTIVE OF THE PLAN IS TO PROVIDE A RELATIVELY GOOD ENVIRONMENT FOR PEOPLE LIVING IN THE AREA AND TO PROVIDE A PLACE FOR BUSINESSES TO THRIVE
- THE PLAN HAS WIDESPREAD SUPPORT
- THE PLAN WAS ADOPTED BY COUNCIL AFTER FULL PUBLIC PARTICIPATION

PRINCIPLES OF THE PLAN

- THAT THE BETTER HOUSING AND BETTER RESIDENTIAL ENVIRONMENTS BE RETAINED AND ENHANCED
- THAT ALLOWANCE BE MADE FOR EXISTING INDUSTRIES TO EXPAND AND OTHER INDUSTRIES TO LOCATE OR RELOCATE
- THAT BUFFERS COMPRISING OPEN SPACE, RESTRICTED INDUSTRIAL OR RESTRICTED RESIDENTIAL BE PROVIDED BETWEEN GENERAL INDUSTRY AND GENERAL RESIDENTIAL USES
- THAT WHEREVER PRACTICABLE, INDUSTRIAL AND RESIDENTIAL TRAFFIC SHOULD BE KEPT SEPARATE
- THAT A RESIDENTIAL ENVIRONMENT BE MAINTAINED FOR SAFETY PURPOSES BOTH AROUND THE SCHOOLS AND FROM THE CORE OF THE KEITH AREA TO VICTORIA AVENUE
- THAT PARKS SHOULD BE PROVIDED AT LEAST $1/2$ ACRE PER 1,000 POPULATION
- THAT INDUSTRIES WHICH MAY HAVE A SUBSTANTIAL DETRIMENTAL EFFECT ON HOUSING OR OTHER INDUSTRY NOT BE PERMITTED WITHIN $1/4$ MILE OF RESIDENTIAL DESIGNATION IN THE NEIGHBOURHOOD PLAN.



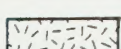
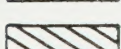

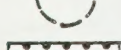
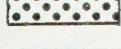


Keith Area

APPROVED PLAN



APPROVALS

PLANNING & DEVELOPMENT COMMITTEE: September 27, 1978. COUNCIL: October 10, 1978.

-  RESIDENTIAL
-  RESTRICTED RESIDENTIAL
-  INSTITUTIONAL
-  COMMERCIAL
-  COMMERCIAL AREA
-  MIXED COMMERCIAL/RESTRICTED RESIDENTIAL
-  INDUSTRIAL
-  RESTRICTED INDUSTRIAL
-  PARK AREA

N.B.: UNDESIRABLE INDUSTRIES TO BE AT A DISTANCE OF 1/4 MILE FROM RESIDENTIAL DESIGNATIONS.



OCT/78



FE-LONG RESIDENT

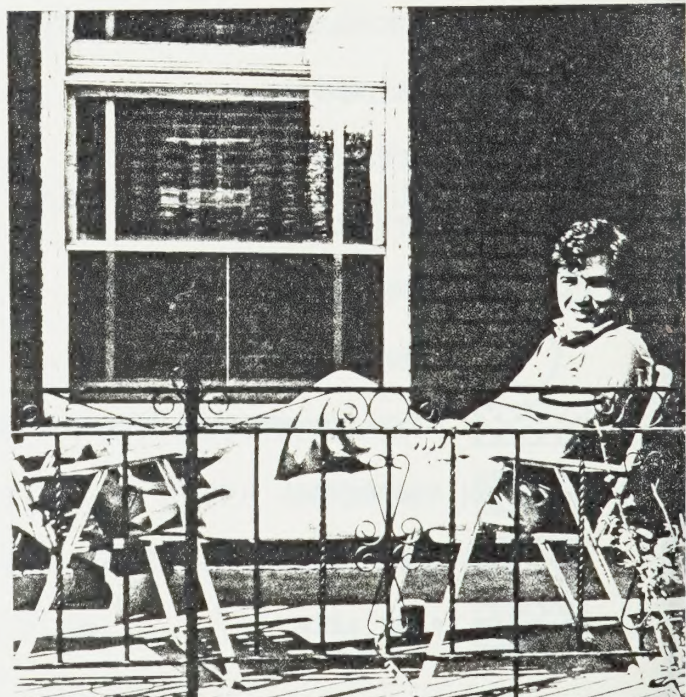


MINDING THE CHILD

LEANING THE CAR



ENJOYING THE SUN



2. THE PEOPLE

- ORDINARY PEOPLE TRYING TO MAKE THE BEST OF LIFE
- AVERAGE LENGTH OF STAY IN THE AREA IS 19 YEARS
- ONE OUT OF EVERY 160 PEOPLE IN HAMILTON LIVE IN THE KEITH AREA
- ABOUT 70% OF THE RESIDENTS WISH TO REMAIN IN THE AREA¹

PUBLIC PARTICIPATION IN THE PLAN

- ALL BUSINESSES, RESIDENTS AND ABSENTEE OWNERS WERE INVITED TO JOIN A COMMITTEE TO PREPARE THE PLAN
- THE PRINCIPAL INDUSTRIES AND KEY RESIDENTS PREPARED A PLAN WITH THE HELP OF POLITICIANS AND PLANNERS
- 250+ PEOPLE ATTENDED A PUBLIC MEETING. IN A SHOW OF HANDS, ONLY SIX PEOPLE OPPOSED THE PLAN.
- ONLY ONE PERSON FOLLOWED THEIR OBJECTION THROUGH FROM BEGINNING TO END - AN ABSENTEE OWNER WITH A SPECULATIVE INTEREST.

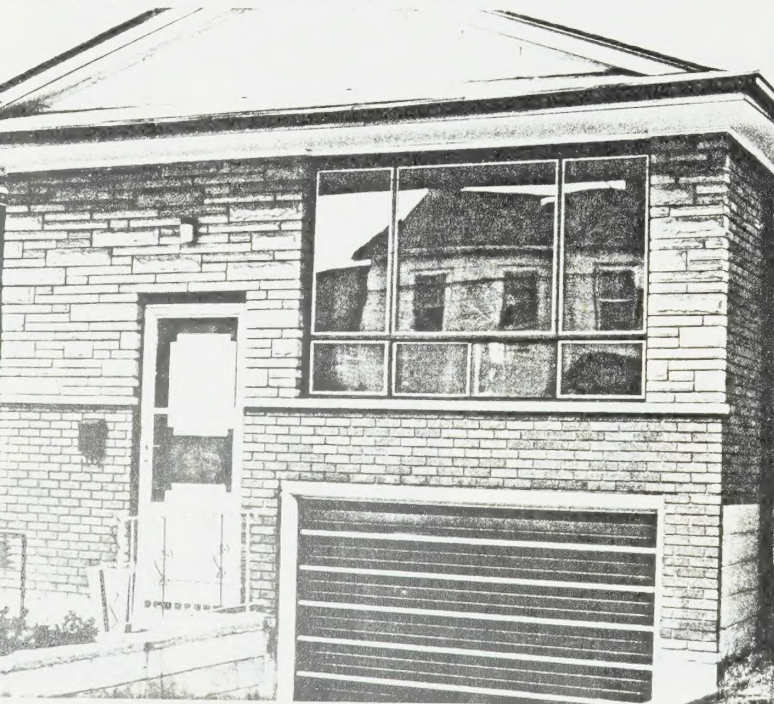


MODERNIZED HOUSE - EMERALD STREET



WELL-MAINTAINED HOME -
NIAGARA STREET

MODERN HOUSE - BURTON STREET



MODERNIZED ROW HOMES -
CHEEVER STREET



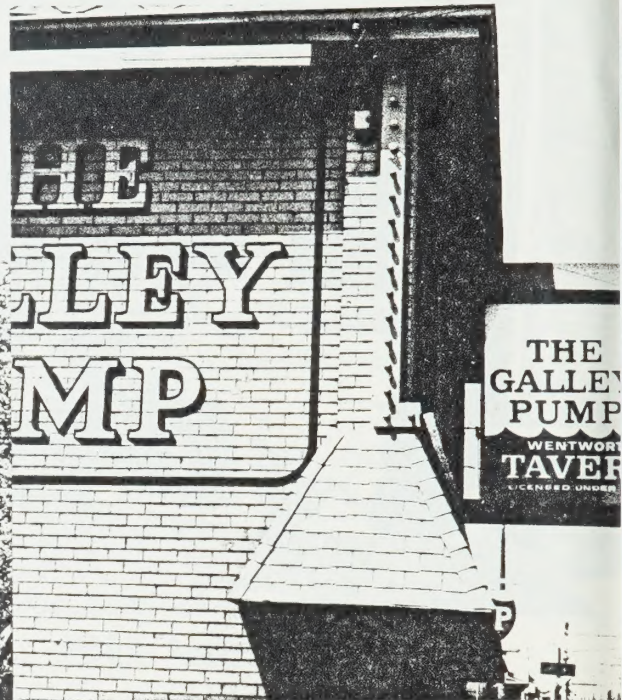
3. THE HOMES

- ALL 20TH CENTURY HOUSING
- OVER 80% OWNER OCCUPIED
- THE HOMES OFFER SOME OF THE MOST AFFORDABLE HOUSING IN THE CITY
- THE HOMES ARE MODEST, BUT MOST ARE WELL MAINTAINED. MANY ARE MODERN OR MODERNIZED.
- LESS THAN TWO HOMES A YEAR HAVE BEEN DEMOLISHED IN THE AREA OVER THE LAST 25 YEARS, DESPITE AN ADMINISTRATIVE FRAMEWORK WHICH ENCOURAGED INDUSTRY.
- THE AREA HAS BEEN REMARKABLY RESILIENT TO INDUSTRY TAKEOVER, DESPITE THE ENVIRONMENTAL CONDITIONS.
- THERE IS A GOOD MARKET FOR HOUSING.

GROCERY STORE -
FRANCIS & DOUGLAS



TAVERN -
WENTWORTH STREET NORTH



MATURE TREES -
FRANCIS & EMERALD



MARS AVENUE



4. SERVICES

- THE OVERALL STREETSCENES ARE OFTEN MORE ATTRACTIVE THAN STREETS IN THE ESTABLISHED NEIGHBOURHOODS TO THE SOUTH
- THE AREA IS CONVENIENT FOR BOTH DOWNTOWN AND EMPLOYMENT AREAS.
- THE AREA HAS ADVANTAGES OVER MANY NEW NEIGHBOURHOODS
 - LOCAL STORES ARE MORE ACCESSIBLE; THERE IS A LOCAL TAVERN; THERE ARE MATURE TREES; THE NARROW STREETS ENCOURAGE NEIGHBOURLINESS.
- MANY OF THE ROADS, SIDEWALKS AND ALLEYWAYS HAVE RECENTLY BEEN RECONSTRUCTED AND RESURFACED.

ST. EMERIC'S SEPARATE SCHOOL



ST. DAVID'S CHURCH



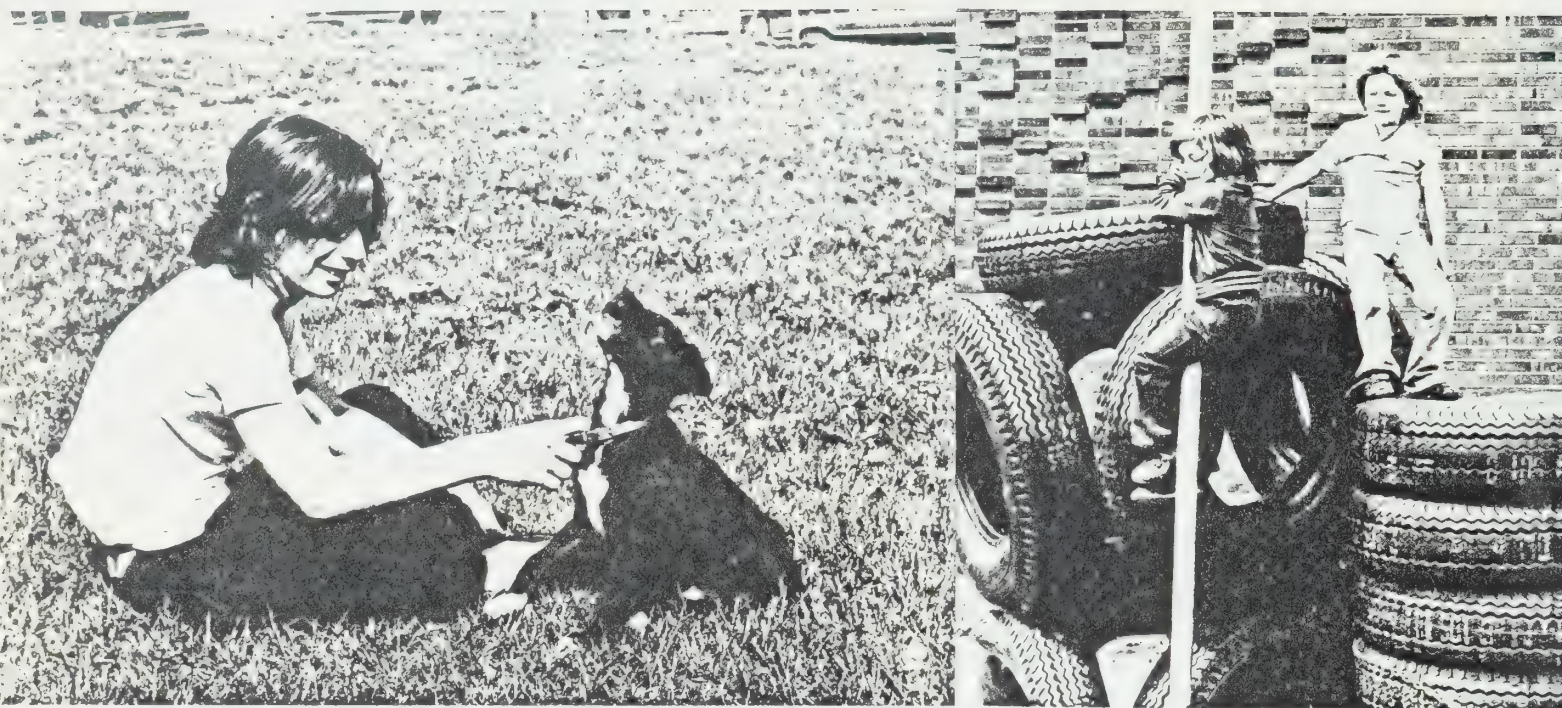
ROBERT LAND PUBLIC SCHOOL



HAPPINESS IS ROBERT LAND
COMMUNITY SCHOOL

5. SCHOOLS AND CHURCH

- ROBERT LAND PUBLIC SCHOOL IS A THRIVING SCHOOL WHICH REGISTERED THE MOST REMARKABLE INCREASE IN ENROLMENT IN THE CITY FROM 1977-1978 (398 TO 432 IN COMPARISON WITH THE GENERAL DECLINE IN MOST OF THE REST IN THE CITY)
- ROBERT LAND SCHOOL IS A COMMUNITY SCHOOL AND THE FOCAL POINT FOR THE ROBERT LAND PARENTS' ASSOCIATION
- ROBERT LAND SCHOOL IS DESIGNATED AN "EDUCATION NEEDS OF THE CITY" SCHOOL, ALONG WITH EIGHT OTHER CITY SCHOOLS. THE PROGRAM, RUN BY THE BOARD OF EDUCATION, SPECIALIZES IN SMALLER STUDENT/TEACHER RATIOS AND FIELD TRIPS.
- THE BOARD OF EDUCATION HAS A PROGRAM, UNIQUE IN THE CITY, WHICH USES A COMMUNITY WORKER/TEACHER TO FOSTER SOCIAL DEVELOPMENT IN THE SCHOOL CATCHMENT AREA. THE PROGRAM RUNS SOCIAL AND RECREATIONAL ACTIVITIES AND HAS BEEN INVOLVED WITH THE PLANNING OF THE AREA.
- ST. EMERIC'S SEPARATE SCHOOL IS A MODERN SCHOOL WITH NO CLOSURE PLANS.
- ST. DAVID'S CHURCH IS A FURTHER COMMUNITY FACILITY.



'PLAYGROUND - BURTON & DOUGLAS

'CREATIVE PLAYGROUND -
ROBERT LAND SCHOOL

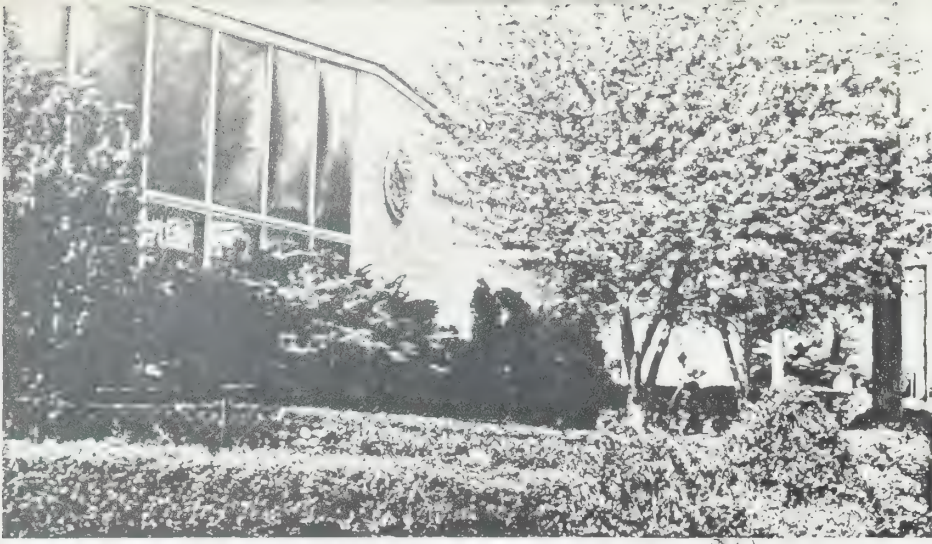
'PLAYGROUND - BURTON & DOUGLAS



6. PLAY

- THE AREA HAS A TOT LOT AND A CREATIVE PLAYGROUND, IN ADDITION TO SCHOOL YARDS
- AN ACTIVE PARK OF ONE ACRE IS PLANNED OPPOSITE THE SCHOOL ON THE OTIS ELEVATOR LANDS
- THERE IS ONE OF THE HIGHEST RATIOS OF CHILDREN/TOTAL POPULATION IN THE CITY - 42% COMPARED TO 30% AVERAGE FOR THE CITY (1976 ASSESSMENT - 0 - 18 YEARS)

SINCLAIR & VALENTINE
BRANT & NIAGARA STREETS



CHRISTOFFS
BOUTIQUE



THE PROPRIETORS



7. MIXED USE

- THE KEITH AREA IS FORTUNATE IN HAVING INDUSTRY WHICH IS RELATIVELY COMPATIBLE WITH HOUSING.
- NOISE LEVELS ARE ONLY SLIGHTLY ABOVE THE MINISTRY OF THE ENVIRONMENT STANDARDS. NOISE IS SIGNIFICANTLY LOWER THAN OTHER AREAS WHICH THE PROVINCE HAS APPROVED FOR HOUSING - E.G. THE McANULTY NEIGHBOURHOOD.
- INDUSTRIAL SMELLS IN THE AREA ARE NOT A MAJOR PROBLEM. ODOUR IS SUBSTANTIALLY WORSE IN THE McANULTY NEIGHBOURHOOD.
- AIR POLLUTION IS ABOVE M.O.E. STANDARDS. HOWEVER, THE LONG-TERM TREND TO CLEANER AIR WILL IMPROVE THE SITUATION. AIR POLLUTION APPEARS TO BE NO WORSE THAN IN THE McANULTY NEIGHBOURHOOD.
- SOME OF THE FACTORIES ARE VERY WELL KEPT AND MAKE A POSITIVE CONTRIBUTION TO THE APPEARANCE OF THE AREA - E.G. SINCLAIR AND VALENTINE.
- MANY BUSINESSES IN THE AREA HAVE PROVEN TO BE ENLIGHTENED CORPORATE CITIZENS. THEY RECOGNIZE THE NEEDS OF THE RESIDENTS AND HAVE NOT OBJECTED TO THE NEIGHBOURHOOD PLAN. INDUSTRIES HAVE CONTRIBUTED TO SCHOOL PROJECTS THROUGH THE ROBERT LAND PARENTS' ASSOCIATION.
- RESIDENTIAL USE CONTRIBUTES TO A MORE HUMAN ENVIRONMENT FOR THE FACTORIES.
- RESIDENTS PROVIDE SERVICES FOR INDUSTRY - E.G. LOCAL STORES AND THE COFFEE SHOP ON WENTWORTH STREET.

8. CONCLUSION

- THE KEITH AREA IS A BONA FIDE NEIGHBOURHOOD WITH GOOD ACCESSIBILITY TO SERVICES, AN ACCEPTABLE LEVEL OF ENVIRONMENT AND A COMMUNITY SPIRIT.
- THE KEITH AREA PERFORMS A VALUABLE ROLE IN THE CITY OF HAMILTON BY PROVIDING AFFORDABLE HOUSING CONVENIENT FOR DOWNTOWN AND WORK.
- THE MANY ADVANTAGES OF THE KEITH AREA APPEAR TO OUTWEIGH THE EFFECTS OF INDUSTRIAL PROXIMITY; SOUND PLANNING CAN REDUCE THE ENVIRONMENTAL INCONVENIENCES.
- THE PEOPLE OF THE KEITH AREA HAVE MADE IT PLAIN THAT THEY ARE PREPARED TO LIVE WITH INDUSTRY.
- IT IS LIKELY THAT THE KEITH AREA WILL REMAIN FOR MANY YEARS TO COME, PERHAPS 50 YEARS OR LONGER, WHICHEVER ADMINISTRATIVE POLICIES ARE ADOPTED.
- THERE ARE MANY AREAS OF POORER HOUSES IN POORER ENVIRONMENTS WHICH SHOULD BE CLEARED BEFORE THE KEITH AREA.
- THE KEITH AREA HAS PROVEN TO BE RESILIENT TO INDUSTRIAL ENCROACHMENT IN THE FREE MARKET.
- THE CHOICE IS CLEAR. EITHER THE KEITH AREA DIES GRADUALLY THROUGH NEGLECT - THE ENVIRONMENT SLOWLY DETERIORATING, OR THE KEITH AREA IS GIVEN A NEW LEASE ON LIFE AND A BETTER ENVIRONMENT CREATED.
- SOCIAL CONSCIENCE, LAND USE SENSE AND ECONOMIC REALITY SUGGEST THE AREA SHOULD REMAIN AS A MIXED USE AREA, AT LEAST FOR THE FORESEEABLE FUTURE.
- THE RESIDENTS, THE BUSINESSES, THE PLANNING DEPARTMENT AND THE COUNCIL AGREE.

1. REVIEW OF THE RESIDENTIAL ENCLAVES, JULY, 1977
HAMILTON-WENTWORTH PLANNING DEPARTMENT

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